



Village of
Lincolnshire
One Olde Half Day Road
Lincolnshire, IL 60069
www.lincolnshireil.gov



2.1

MINUTES REGULAR VILLAGE BOARD MEETING Monday, August 10, 2015

Present:

Mayor Brandt
Trustee Grujanac
Trustee McAllister
Trustee Servi
Village Attorney Simon
Chief of Police Kinsey
~~Community & Economic Development~~
~~Director McNellis~~
Building Official Jesse

~~Trustee Feldman~~
Trustee Hancock
Trustee McDonough
~~Village Clerk Mastandrea~~
Village Manager Burke
Village Treasurer/Finance Director Peterson
Public Works Director Woodbury
Village Planner Robles

ROLL CALL

Mayor Brandt called the meeting to order at 7:00 p.m., and Village Manager Burke called the Roll.

2.1 Approval of the July 27, 2015 Regular Village Board Meeting Minutes

Trustee McDonough moved and Trustee Servi seconded the motion to approve the minutes of the Regular Village Board Meeting of July 27, 2015 as presented. The roll call vote was as follows: AYES: Trustees McDonough, Servi, McAllister, Hancock, and Grujanac. NAYS: None. ABSENT: Trustee Feldman. ABSTAIN: None. Mayor Brandt declared the motion carried.

3.0 REPORTS OF OFFICERS

3.1 Mayor's Report

Mayor Brandt thanked the Police Department for hosting Crusin' with the Cops and National Night out with specific recognition to Sergeant Covelli and Officer Balinski for coordinating the events.

Mayor Brandt noted the Art Fair will be taking place August 15th & 16th at the Village Green.

3.2 Village Clerk's Report – None

3.3 Village Treasurer's Report - None

3.4 Village Manager's Report - None

4.0 PAYMENT OF BILLS

4.1 Payment of Partial Payment No. 4 (Revised) – Village of Lincolnshire Water Main Replacement Project to City Construction Company in the Amount of

\$87,836.62 (Village of Lincolnshire)

Village Manager Burke noted an additional update went out on the bills to address a reduction in the amount originally submitted for payment to City Construction Company. The reduction is due to the lack of progress related to the water main project; specifically the lining portion of the project.

Trustee Servi moved and Trustee Hancock seconded the motion to approve partial payment No. 4 – Village of Lincolnshire Water Main Replacement Project to City Construction Company in the Amount of \$87,836.62. The roll call vote was as follows: AYES: Trustees McDonough, Servi, McAllister, Hancock, and Grujanac. NAYS: None. ABSENT: Trustee Feldman. ABSTAIN: None. Mayor Brandt declared the motion carried.

4.2 Bills Presented for Payment on August 10, 2015 in the amount of \$1,225,995.59

Trustee McDonough moved and Trustee Grujanac seconded the motion to approve the bills prelist as presented. The roll call vote was as follows: AYES: Trustees Grujanac, Servi, McDonough, McAllister, and Hancock. NAYS: None. ABSENT: Trustee Feldman. ABSTAIN: None. Mayor Brandt declared the motion carried.

5.0 CITIZENS WISHING TO ADDRESS THE BOARD (on agenda items only)

6.0 PETITIONS AND COMMUNICATIONS

6.1 Report from Lincolnshire Sports Association Regarding Summer Slam 2015 (Lincolnshire Sports Association)

Mr. Lee Fell, representing Lincolnshire Sports Association thanked the Village Board, Mayor, and Public Works staff for the success of the second annual Summer Slam. Mr. Fell noted the tournament consisted of 41 teams and 74 games during the four day event. Mr. Fell noted over 500 hamburgers/hot dogs were sold, and the Lincolnshire Sports Association raised over \$16,000 to be donated to the Village to help maintain the fields at North Park.

Trustee Hancock thanked Mr. Fell and Public Works for a phenomenal job at coordinating Summer Slam 2015.

6.2 Median Issue on Brampton Lane

Mr. Joseph Kelly, resident at 201 Brampton Lane provided pictures of the median located near his address and stated the median has become a hazard and a nuisance. Mr. Kelly noted often times vehicles will be parked by the median causing traffic to go against the flow of traffic. Mr. Kelly recommended the median be taken out.

Trustee Hancock stated his opinion was the median was most likely put in to reduce speed. Mayor Brandt noted there are three medians on Brampton. Public Works Director Woodbury stated staff will investigate the median issue and suggested installing low-growing vegetation to aid in visibility to pedestrians and vehicular

traffic. Public Works Director Woodbury noted removal of the median may be a challenge given the location of a fire hydrant in this area.

A brief conversation regarding parking near the median and the flow of traffic followed.

Public Works Director Woodbury noted staff could work to revise the vegetation but the Board would need to give the direction to remove the median. Mayor Brandt suggested staff look to see where Brampton Lane is on the schedule for resurfacing and possibly remove the median at that time. Village Manager Burke noted staff could look into placing parking restrictions around the median. The Board was not in favor of additional signs to regulate parking.

There was a consensus of the Board for Public Works to look into the situation and report back to the resident.

7.0 CONSENT AGENDA

8.0 ITEMS OF GENERAL BUSINESS

8.1 Planning, Zoning & Land Use

8.11 Approval of an Ordinance amending Chapter 10, PD Planned Development District, and associated code sections and references, in Title 6 – Zoning of the Lincolnshire Village Code to revise and update specific code regulations related to an existing office campus district (Village of Lincolnshire)

Village Planner Robles provided a presentation regarding the request for an Ordinance amending Chapter 10, PD Planned Development District, and associated code sections and references, in Title 6 – Zoning of the Village code to revise and update specific code regulations related to the existing office campus district currently owned by Medline. Village Planner Robles noted the PD District zoning should not be confused with PUD's - Planned Unit Developments. Village Planner Robles provided information regarding setbacks, traffic study requirements and Florsheim plans requested from the Board at the July 27, 2015 Committee of the Whole meeting. Village Planner Robles recommended keeping all setbacks as is with the exception of a 50' minimum setback abutting the Tollway to incentivize the development to the east on this parcel.

Trustee Servi asked if the setbacks presented take in to account Medline's request. Village Planner Robles noted Medline did not request any setback changes.

Village Planner Robles provided additional information regarding Medline's request for removing the land area restriction of 25 acres and increasing building height to 5 stories or 75'.

Trustee McAllister asked Village Planner Robles to show the setback portion of the presentation again and asked about the current state of trees and landscaping. Village Planner Robles noted the current state of the site is

heavily wooded with some need for tree removal and maintenance. Trustee Hancock asked what the current code stated regarding tree removal on a commercial site. Village Planner Robles noted the current code states the only allowance for tree removal is a construction permit or if a tree is dead or subject to disease. When staff receives a permit application for construction, a tree survey on commercial sites is typically requested, and tree preservation is always reviewed and encouraged.

Trustee McAllister asked if the plan was for the taller buildings to be built closer to the Tollway and not near the Florsheim property. Village Planner Robles stated Medline's plan is to renovate the existing buildings and any new construction would be east of the existing buildings. Mayor Brandt asked if the buildings planned for renovation by Medline are to remain three-story buildings. Village Planner Robles noted the buildings Medline plans to renovate are not structurally designed to accommodate additional height increase. Mayor Brandt noted the advantage to the setback recommendation by staff would push any new five-story development toward the Tollway.

Village Attorney Simon noted the approval process for a new building presented by Staff would only allow construction for the types of buildings permitted under the proposed code. If a special use or variance were requested, these requests would add steps to the process and would require additional approval. Village Attorney Simon stated one of the conditions of obtaining a building permit or certificate of occupancy is that it complies with zoning. Prior to Medline obtaining a permit, they have to comply with the PD District regulations and because of the new requirement for a traffic study, that requirement is a condition which would be required to be met at the time Medline applied for building permit.

Trustee McDonough asked if the Architectural Review Board (ARB) reviews traffic. Village Planner Robles stated staff would request a traffic study in advance of the ARB review, so staff would know if there were any infrastructure enhancements needed which should be shown on the plans recommended by the ARB. Trustee McDonough asked if an ARB approval or disapproval could be based on traffic. Village Planner Robles stated ARB approval or disapproval cannot be based on traffic. Village Planner Robles stated the Village Board could approve or disapprove based on traffic. Village Attorney Simon clarified the requirement of the ARB review for traffic is based on aesthetic such as medians or landscaping. Village Attorney Simon stated the way the code is written the provision regarding requiring a traffic study would regulate that there could be no degradation of traffic performance. Attorney Simon noted confirmation that there is no degradation of traffic performance is an administrative review requirement that must be met prior to issuance of any permit. Trustee McDonough asked if there is degradation, can the Board direct the owner of the property to mitigate and if not mitigated, the plans will not be approved. Village Attorney Simon stated the owner of the property will be required to mitigate in order to comply with zoning. A brief conversation followed regarding how the traffic study gets reviewed and approved prior to building permit at the Board level. Trustee Hancock asked how the traffic study relates to new employees being hired after the permit

has been completed and closed out. Village Planner Robles noted a traffic study is based on the Manual of Traffic Control which is a document based on a variety of uses and studies that have occurred to determine what the average trip generation is for a given use and occupancy. Village Planner Robles noted based on parking currently, there are limitations to the amount of employees Medline can have. A brief conversation followed regarding potential traffic impacts. Trustee Hancock expressed his opinion he had concerns related to the amount of buildings allowing for more employees which would affect traffic long term. Mayor Brandt reminded the Board that regardless of what goes into this site there will be traffic, the Medline Buildings and the Tri-State office buildings were previously fully occupied, and this was the reason for the Route 22 improvements. Mayor Brandt reminded the Board that any improvements Medline proposes will require Board approval.

A brief conversation regarding the proposed buildings and possibly limiting the amount of five-story buildings on the site, Floor Area Ratio allowed and regulatory code requirements followed.

Mayor Brandt went through the staff recommendations and Medline requests to see if there was Board consensus on items under consideration as follows:

- Zoning OC/Office Campus – The consensus of the Board was to approve a name change from PD to OC.
- Updating the purpose of the district to reflect intended purpose of OC - The consensus of the Board was to approve the intended purpose of OC.
- Revise permitted uses to remove inconsistent uses and change “research & development lab” to Special Use - The consensus of the Board was to approve permitted uses to remove inconsistent uses and change “research & development lab” to be treated as a Special Use.
- Revise building setbacks - The consensus of the Board was to approve Option 1 setbacks allowing a 50’ reduction along the Tollway.
- Section 6-10-1 regarding lot area to remove limitation - The consensus of the Board was to approve removing the limitation of “not exceeding 25 acres” or taking out the size of the lot.
- Medline request for building height to 5 stories or 75’ – Trustee McDonough was opposed to this request. Village Attorney Simon suggested showing a plan to include the maximum Floor Area Ratio, parking and other zoning regulations which will affect how the property is developed for Board review. Trustee McDonough noted he would like to see an indication of what possibilities could be approved. Village Planner Robles explained developing such plan was not practical as there is no one way to develop a site plan and the maximum FAR permitted in the OC could be achieved in a 5 story building and also a one-story building. Village Attorney Simon stated this is like a math equation and it will come down to what Medline proposes versus what the Board requires and approves. Village Attorney Simon noted requiring Medline to do more than what Zoning

requires is not allowed.

Trustee McAllister moved and Trustee Servi seconded the motion to approve an Ordinance amending Chapter 10, PD Planned Development District, and associated code sections and references, in Title 6 – Zoning of the Lincolnshire Village Code to revise and update specific code regulations related to an existing office campus district to include setback option 1 which allows a 50' reduction along the Tollway. The roll call vote was as follows: AYES: Trustees Grujanac, Servi, McAllister, and Hancock. NAYS: Trustee McDonough. ABSENT: Trustee Feldman. ABSTAIN: None. Mayor Brandt declared the motion carried.

8.2 Finance and Administration

8.3 Public Works

8.4 Police

8.5 Parks and Recreation

8.6 Judiciary and Personnel

9.0 REPORTS OF SPECIAL COMMITTEES

10.0 UNFINISHED BUSINESS

11.0 NEW BUSINESS

12.0 EXECUTIVE SESSION

13.0 ADJOURNMENT

Trustee Grujanac moved and Trustee McAllister seconded the motion to adjourn. The voice vote was unanimous and Mayor Brandt declared the meeting adjourned at 8:27 p.m.

Respectfully submitted,
VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk